161.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,300 / 725,300
					USE VALUE:	725,300 / 725,300
					ASSESSED:	725,300 / 725,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEUCLER EDWARD W	
Owner 2:		
Owner 3:		
Street 1:	47 PROSPECT AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BEUCLER EDWARD W -
Owner 2:	-
Street 1:	47 PROSPECT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1681 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9796.000	224,100	1,500	499,700	725,300
Total Card	0.225	224,100	1,500	499,700	725,300
Total Parcel	0.225	224,100	1,500	499,700	725,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.52 | /Parcel: 431.52

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107271

GIS Ref

GIS Ref

Insp Date 06/05/18

!12573!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	224,100	1500	9,796.	499,700	725,300		Year end	12/23/2021
2021	101	FV	216,100	1500	9,796.	499,700	717,300		Year End Roll	12/10/2020
2020	101	FV	216,100	1500	9,796.	499,700	717,300	717,300	Year End Roll	12/18/2019
2019	101	FV	232,600	1600	9,796.	499,700	733,900	733,900	Year End Roll	1/3/2019
2018	101	FV	232,600	900	9,796.	442,600	676,100	676,100	Year End Roll	12/20/2017
2017	101	FV	232,600	900	9,796.	371,200	604,700	604,700	Year End Roll	1/3/2017
2016	101	FV	232,600	900	9,796.	371,200	604,700	604,700	Year End	1/4/2016
2015	101	FV	193,300	1000	9,796.	321,200	515,500	515,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:09:52

LAST REV

Date	Time
06/29/18	09:55:50

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12573

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEUCLER EDWARD	41334-351		10/31/2003	Family	1	No	No		
BEUCLER MARGARE	1265-133		3/17/2003	Family	1	No	No		
FALLON MARK/TRU	1209-16		8/4/1999		345,000	No	No		
TIGHE MARY E	1156-128		2/22/1999	Convenience	100	No	No		F

USER DEFINED

Prior Id # 1:	107271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/2012	1582	Redo Bat	14,000	C				
4/16/2009	246	Siding	17,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2018	MEAS&NOTICE	BS	Barbara S
4/11/2013	Info Fm Prmt	MM	Mary M
10/24/2008	Meas/Inspect	163	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9796		Sq. Ft.	Site		0	70.	0.73	8									499,718						499,700	

Total AC/HA:	0.22489	Total SF/SM:	9796	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	499,718	Spl Credit		Total:	499,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.03950000
Adj $ / SQ:	140.333
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324811
Depreciation:	100691
Depreciated Total:	224120

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

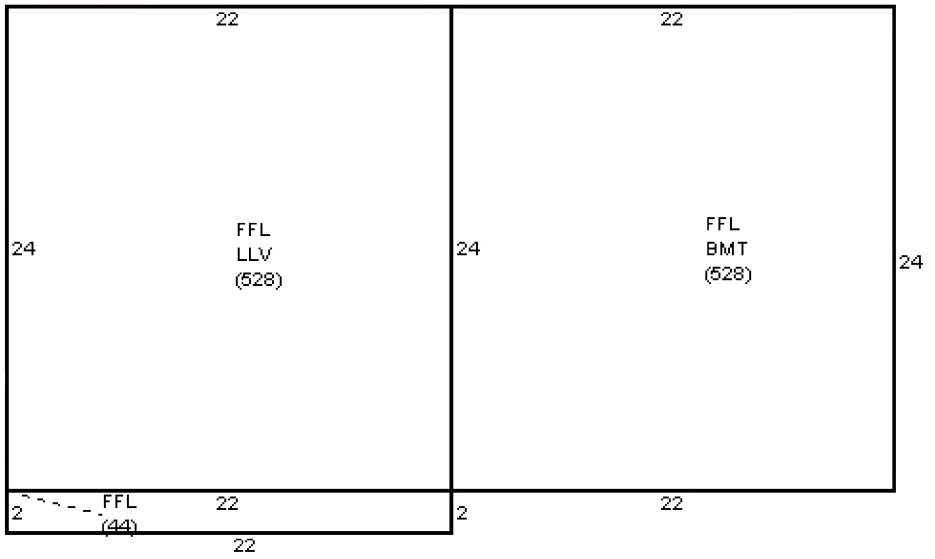
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	140.33
Special Features:	0	Val/Su Net:	103.94
Final Total:	224100	Val/Su SzAd	203.73

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,100	140.330	154,366
BMT	Basement	528	62.690	33,098
LLV	Lower Level	528	86.830	45,847

Net Sketched Area:	2,156	Total:	233,311
Size Ad	1100	Gross Area	2156	FinArea	1681
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X14	A	GD	1999	7.43	T	12	101			900			900
19	Patio	D	Y	1	12X14	A	AV	2000	4.48	T	15.2	101			600			600

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500

IMAGE

AssessPro Patriot Properties, Inc